

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property set out in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 to permit a rear yard setback of 21 ft. instead of the required 30 ft.

Owner Applicant purchased property with intent to build home. Contract for the erection of a home and is unable to construct home, it will be necessary to obtain a 21' variance. Contract is to be performed on or before 15/1983. Attached hereto please find Description & Proposed plat. Indicate a requested variance from 30' to 21'. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature

Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature

Address
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name
Address
City and State

Attorney's Telephone No.: 539-1230

ORDERED BY The Zoning Commissioner of Baltimore County, this 9th day of August, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of October, 1983, at 10:30 o'clock A.M.

By: [Signature]
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

ORDER RECEIVED FOR FILING
DATE: October 11, 1983
BY: [Signature]

RE: PETITION FOR VARIANCE
E/S of Intersection of Circle
and Brown Terrace, 400' SE of
Shelbourne Ave., 13th District
OF BALTIMORE COUNTY

LARRY C. MUNDELL, et ux,
Petitioners
Case No. 84-96-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of September, 1983, a copy of the foregoing Order was mailed to David H. Cohen, Esquire, 5 Light Street, Baltimore, MD 21202, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

IN RE: PETITION ZONING VARIANCE
E/S of Intersection of Circle
and Brown Terrace, 400' SE of
Shelbourne Avenue - 13th
Election District
Larry C. Mundell, et ux,
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a rear yard setback of 21 feet instead of the required 30 feet. The purpose of their request is to allow them to build their home on their parcel, as more fully described on Petitioners' Exhibit 1.

The Petitioners appeared and testified, and were represented by Counsel. Also testifying on their behalf was William T. Sadler, a surveyor. There were no Protestants.

Testimony indicated that the property owned by the Petitioners is zoned D.R.5.5. The property is oddly shaped and does not permit a home of appropriate proportions to be built without the variance requested here. The property lines make it impossible to build a home that would be practical. The plat was recorded in 1944, a time when setback requirements were non-existent, and although a home can be built within all current setback requirements, any such home would be small and impractical, according to Mr. Sadler.

The Petitioners purchased the property in 1982, without improvements, and they want to build and reside thereon. No neighbors protested, and in fact, the Petitioners received telephone calls from prospective neighbors who expressed their satisfaction that a house would be built on the vacant lot.

The Petitioners seek relief from Section 1802.3C.1., pursuant to Section 307, of the Baltimore County Zoning Regulations (BCZR).

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 4, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

David H. Cohen, Esquire
5 Light Street
Baltimore, Maryland 21202

RE: Case No. 84-96-A (Item No. 37)
Petitioner - Larry C. Mundell, et ux
Variance Petition

Dear Mr. Cohen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: W. T. Sadler
507 Main Street
Reisterstown, Maryland 21136

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance was to be granted, such use as proposed would not be contrary to the spirit of the regulations, and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance was not to be granted. It has been established that the requirement the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons above given, the variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, on the 14th day of October, 1983, that the Petition for Variance to permit



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 8, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #37 (1983-1984)
Property Owner: Larry & Dale Mundell
E/S Circle Terrace and Brown's Terrace
400' S/E from centerline Shelbourne Ave.
Access: 35/129.70 X 70.00/128.95
District: 13th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Circle Terrace, an existing public road, is proposed to be further improved in the future, with a 30-foot closed section roadway on the 40-foot right-of-way, terminating in a cul-de-sac.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage exist in Circle Terrace.

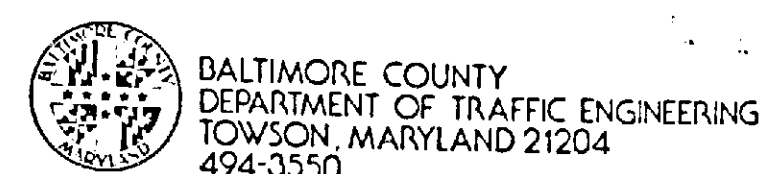
Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EW:R:ss

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



STEPHEN E. COLLINS
DIRECTOR

September 1, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 36, 37, 39, 40, 42 ZAC - Meeting of August 9, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 36, 37, 40, and 42.

Michael S. Pianigan
Michael S. Pianigan
Traffic Engineer Assoc. II

MSF/ccm

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 37, Zoning Advisory Committee Meeting of Aug 9, 1983
Property Owner: Larry + Dale Mundell
Location: E/S Circle Terrace District 13
Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 37
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
() The results are valid until
() Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (X) Others THIS PROPERTY IS LOCATED WITHIN THE
PERMITTED SEWERED PRIOR TO APPROVAL OF A BUILDING
PERMIT A RESERVE CAPACITY USE CERTIFICATE
WILL BE REQUIRED.

Joe J. Forrest
Joe J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nickolas Commodari, Zoning Date: September 20, 1983
FROM: Mr. E. P. Burdette, Ridge Plans Review CEB
SUBJECT: Zoning Advisory Committee
Meeting of August 9, 1983

Item 35 See comments.
Item 36 See comments.
Item 37 No comments.
Item 38 See comments.
Item 39 See comments.
Item 40 See comments.
Item 41 See comments.
Item 42 See comments.

CEB:es

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 4, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: August 9, 1983

RE: Item No. 35, 36, 37, 38, 39, 40, 41 & 42
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich, Assistant
Department of Planning

WNP/bp

ZONING DESCRIPTION

BEGINNING on the E/S intersection of Circle Terrace and Brown Terrace at the distance of 400 feet S/E from Shelbourne Avenue. Being Lot No. 8 on the Plat of Brown Terrace, Plat Book R.J.S. 13, Folio 95. Also will be known as No. 358 Brown Terrace.

PETITION FOR VARIANCE

13th Election District

ZONING: Petition for Variance
LOCATION: East side of intersection of Circle and Brown Terrace, 400 ft. Southeast of Shelbourne Avenue
DATE & TIME: Thursday, October 13, 1983 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 21 ft. instead of the required 30 ft.

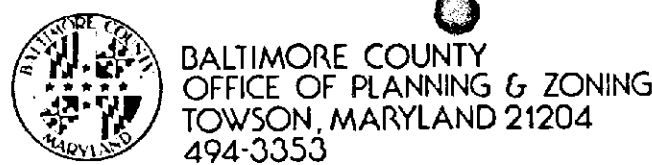
The Zoning Regulation to be excepted as follows:
Section 1802.3C.1 - rear yard setback in a D.R. 5.5 zone

All that parcel of land in the Thirteenth District of Baltimore County

Being the property of Larry C. Mundell, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



ARNOLD JABLON
Zoning Commissioner

October 3, 1983

David H. Cohen, Esquire
5 Light Street
Baltimore, Maryland 21202

Re: Petition for Variance
E/S of Intersection of Circle & Brown
Terr., 400' SE of Shelbourne Avenue
Larry C. Mundell, et ux - Petitioners
Case No. 84-96-A

Dear Mr. Cohen:

This is to advise you that \$52.60 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 121570

DATE 10-13-83 ACCOUNT R-01-618-000

AMOUNT \$2.60

RECEIVED FROM Mrs. Arlene January
FOR Advertising & Posting Case # 84-96-A

1001 C 054*****526010 13-A

VALIDATION OR SIGNATURE OF CASHIER

September 14, 1983

David H. Cohen, Esquire
5 Light Street
Baltimore, Maryland 21202

NOTICE OF HEARING

Re: Petition for Variance
E/S of Intersection of Circle and Brown Terrace,
400' SE of Shelbourne Avenue
Larry C. Mundell, et ux - Petitioners
Case No. 84-96-A

TIME: 10:30 A.M.

DATE: Thursday, October 13, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 119495

DATE 9/27/83 ACCOUNT 01-615-000

AMOUNT \$35.00

RECEIVED FROM Larry C. Mundell
FOR Advertising & Posting Case # 84-96-A

1001 C 054*****350010 27-A

VALIDATION OR SIGNATURE OF CASHIER

Office of
PATUXENT
Publishing Corp.

10750 Little Patuxent Pkwy.
Columbia, MD 21044

September 22 19 83

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 24 day of September 19 83, that is to say,
the same was inserted in the issues of

September 22, 1983

PATUXENT PUBLISHING CORP.
By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner

Date September 21, 1983

FROM Norman E. Gerber
Director of Planning and Zoning

SUBJECT Larry C. Mundell
84-96-A

There are no comprehensive planning factors requiring comment on
this petition.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:GHC:cav



P.O. BOX 278 MILLERSVILLE, MARYLAND 21108 PHONE: 987-1100

August 12, 1983

David H. Cohen, Esquire
5 Light Street
Baltimore, MD 21202

Re: Mr. and Mrs. Larry Mundell
358 Browns Terrace
Baltimore County

Dear Mr. Cohen:

We understand that you are the attorney for Mr. and Mrs. Larry Mundell who we presently have under contract for construction of a Pridemark home. A variance is needed on this property which we understand has been filed for.

For the Mundells, time is extremely critical since there are two economic factors that will make the difference between whether they can or cannot build their home.

First, interest rates have climbed and unless they can get started promptly, their mortgage payments will increase from \$38.07 per month to \$625.62 per month which, over a 30 year period, amounts to \$31,518. In addition to this, their price protection portion of their contract with us has expired and if construction cannot get underway they will be faced with a price increase of \$4600. What this means is that in the event this variance cannot be approved and construction started within the next four to six weeks maximum, the additional cost to these people would be \$36,000 which would make it impossible for them to obtain a new home.

We certainly hope that you can convey this to the proper authorities so this matter can be expedited.

Very truly yours,

PRIDEMARK CUSTOM HOME BUILDERS

Richard K. Thiman
Richard K. Thiman

GKT:rlc

cc: Mr. and Mrs. Mundell

LAW OFFICES
GREIF, COHEN AND ALPERT

SUITE 850
5 LIGHT STREET
BALTIMORE, MARYLAND 21202-1284

PHONE
839-1280
839-8848
AREA CODE 301

August 18, 1983

Zoning Commissioner of
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Variance filed 7/27/83
358 Browns Terrace

Gentlemen:

Please find herewith enclosed copy of letter from Pridemark Custom Home Builders, which clearly indicates that the Mundells will suffer a financial hardship if they are not able to obtain an early hearing date on their Petition for Zoning Variance.

I would appreciate your attempting to have this matter set for the earliest hearing date possible.

Thank you for your anticipated cooperation.

Very truly yours,

David H. Cohen
David H. Cohen

DHC/dog
cc Mr. and Mrs. Larry Mundell
7922 Allard Court
Glen Burnie, Maryland 21061

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
Zoning Commissioner

October 14, 1983

Cheryl Reed, Esquire
Greif, Cohen and Alpert
Suite 850, 5 Light Street
Baltimore, Maryland 21202-1284

Dear Ms. Reed:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/srl

Attachments

cc: John K. Hessian, III, Esquire
People's Counsel

PETITION FOR VARIANCE
118 Election District

ZONING: Petition for Variance
LOCATION: East side of intersection of Circle and Brown Terrace, 400' SE of Shelbourne Avenue
DATE & TIME: Thursday, October 13, 1983 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:

Petition for Variance to permit a rear yard setback of 30 ft. instead of the required 20 ft. in a D.R. 1.5 zone.

Beginning on the E/S intersection of Circle Terrace and Brown Terrace at the distance of 400 feet E/S from Shelbourne Avenue, being Lot 10, Block 1.5, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 13

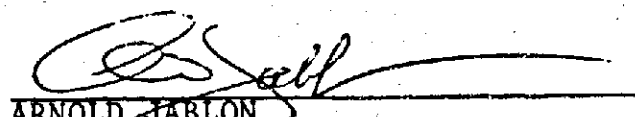
David M. Cohen, Esquire
5 Light Street
Baltimore, Maryland 21202

cc: W. T. Sadler
507 Main Street
Baltimore, Maryland 21136

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

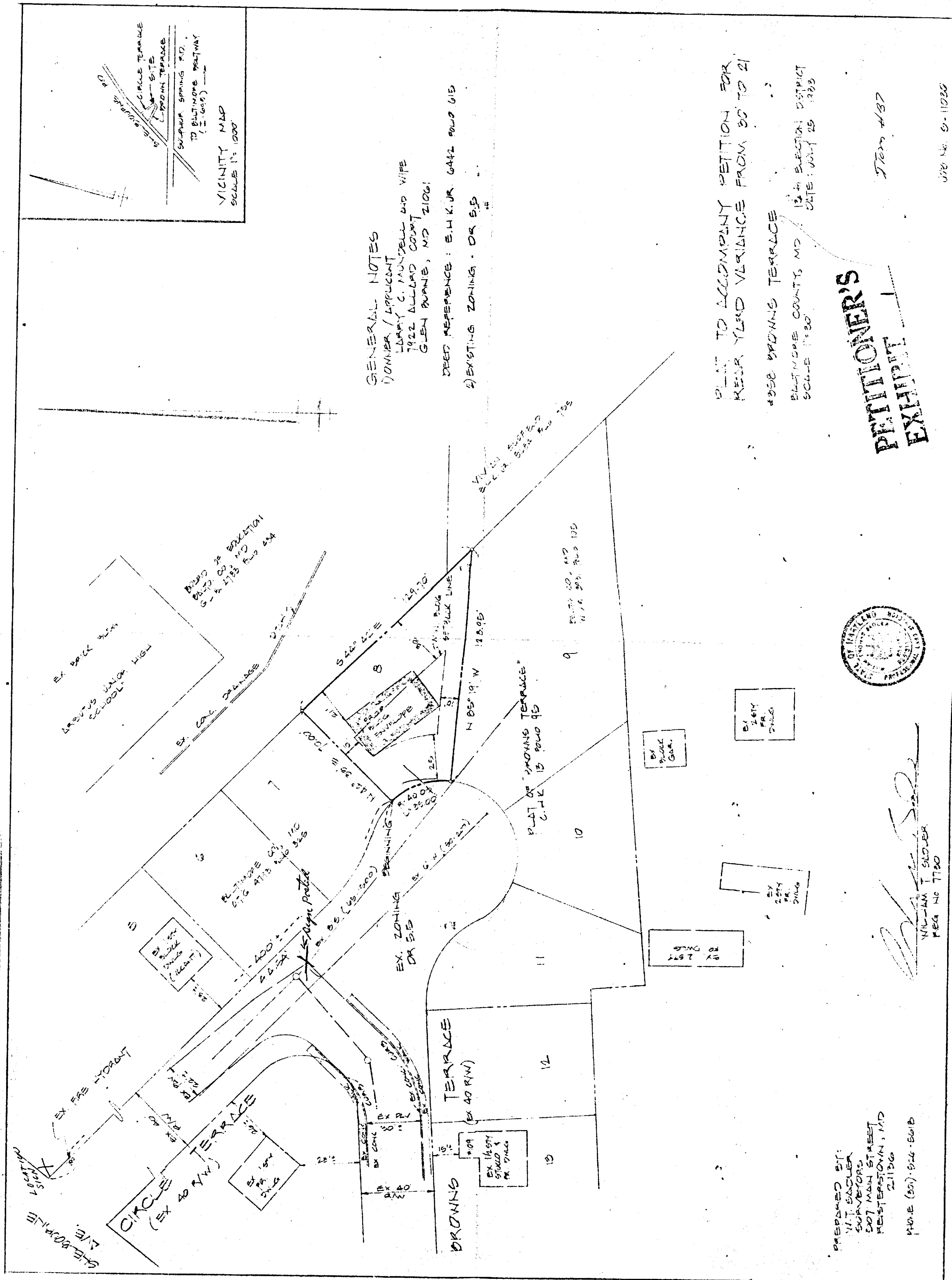
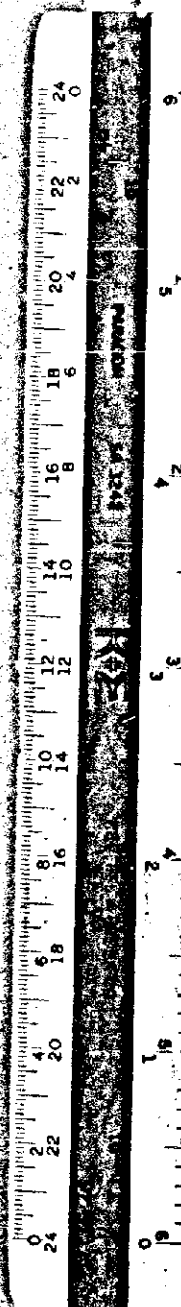
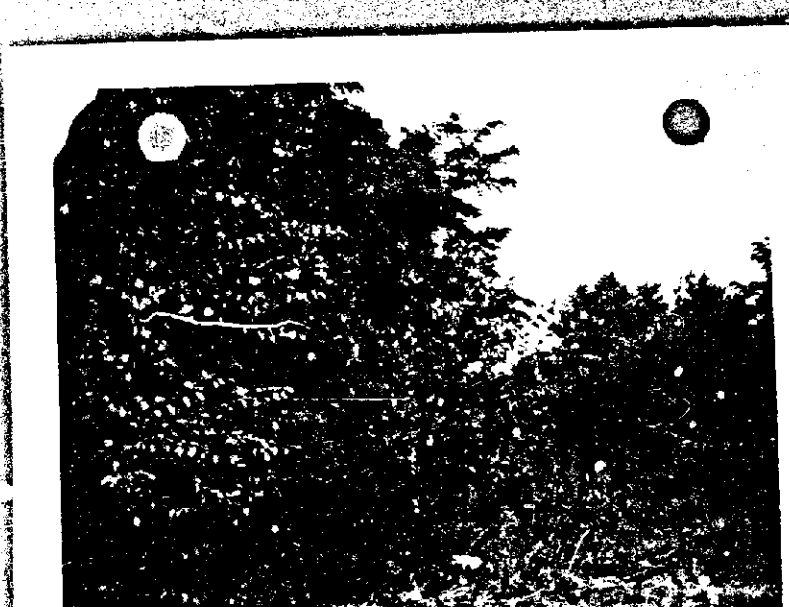
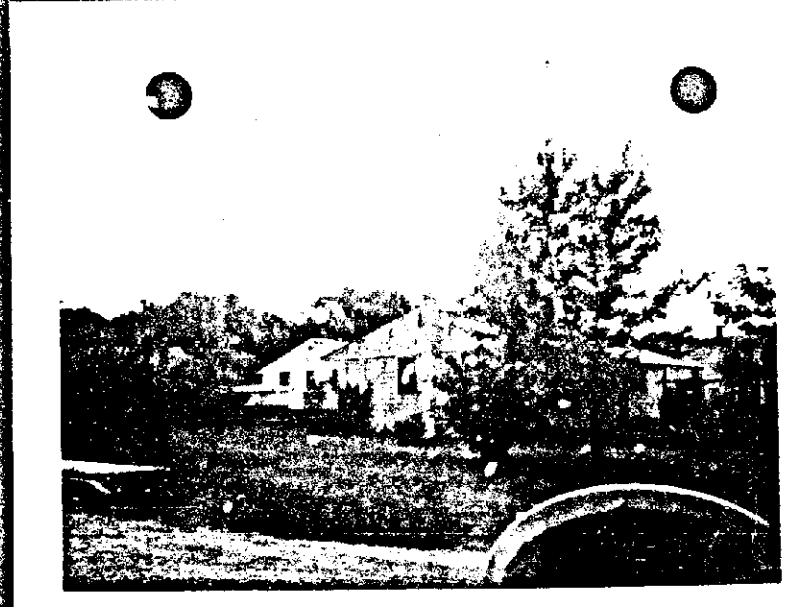
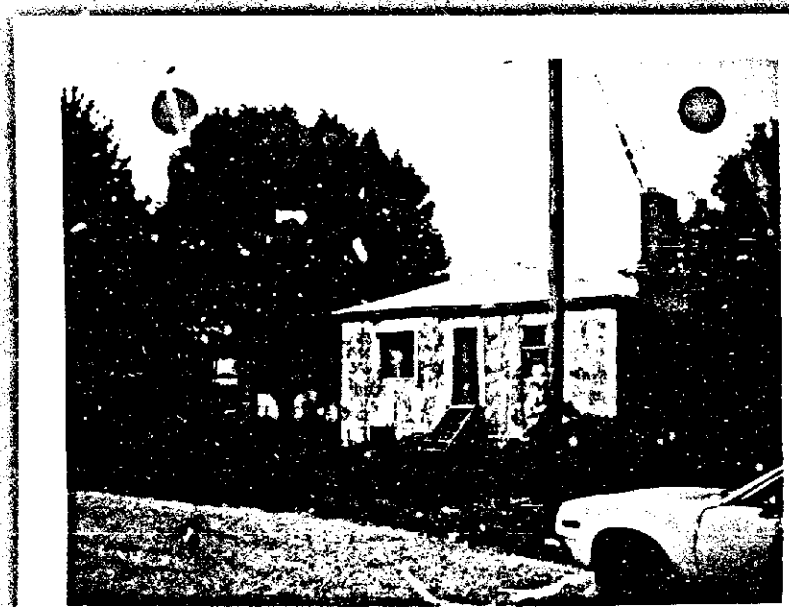
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
9th day of August, 1983.


ARNOLD JABLON
Zoning Commissioner

Petitioner Larry C. Russell, et ux
Petitioner's
Attorney David M. Cohen

Received by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



PETITIONER'S
EXHIBIT



WILLIAM T. SADLER
JULY 25, 1983
FILE NO. 83-11020

PREPARED BY:
W.T. SADLER
507 MAIN STREET
BALTIMORE, MD
21136
FILE NO. 83-11020



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

June 25, 1984

Mr. Stanley Dansicker
9633 Reisterstown Road
Garrison, Maryland 21055

RE: NE/corner of Reisterstown Road
and Montrose Avenue
Special Exception Case No. 84-97-X
Zoning Violation Case No. C-84-695

Dear Mr. Dansicker:

Pursuant to our visit with you and some of your neighbors at your place of business, please be advised that there are violations of my Order granting you a special exception that must be addressed and corrected.

1. Within three weeks from the date of this letter, you must submit and obtain approval of a detailed landscaping plan to the Office of Current Planning, and then within three weeks from said approval, implement the plan.
2. By August 30, 1984, you must comply with the site plan filed and accepted as Petitioner's Exhibit 1 by paving the parking area with tar and chip delineated for customers within the fenced area. In addition, the parking spaces must be identified by lines.
3. This office will request verification by the Department of Traffic that the permanent curb stops are not within the County right of way and that the entrance to your site complies with its regulations.
4. The gate to the area specified for customer parking must remain open and available to customers during working hours. A sign posted on the fence stating "customer parking" must be erected.

If you have any questions, please feel free to call.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ:eoh

cc: Mr. Vernon Robinson
Mrs. Judy Baer

The Honorable James T. Smith
bcc: Harold Long